



CANNON BUILDING  
861 SILVER LAKE BLVD., SUITE 203  
DOVER, DELAWARE 19904-2467

**STATE OF DELAWARE**  
**COUNCIL ON REAL ESTATE APPRAISERS**

TELEPHONE: (302) 744-4500  
FAX: (302) 739-2711  
WEBSITE: [DPR.DELAWARE.GOV](http://DPR.DELAWARE.GOV)  
EMAIL: [customerservice.dpr@state.de.us](mailto:customerservice.dpr@state.de.us)

PUBLIC MEETING MINUTES:	<b>COUNCIL ON REAL ESTATE APPRAISERS</b>
MEETING DATE AND TIME:	<b>Tuesday, May 20, 2014 at 9:30 a.m.</b>
PLACE:	861 Silver Lake Boulevard, Dover, Delaware <b>Conference Room A</b> , 2nd floor of the Cannon Building
MINUTES APPROVED:	<b>June 17, 2014</b>

**Members Present**

Georgianna Trietley, Chair, Professional Member  
Lynn Baker, Professional Member, Vice Chair  
Brad Levering, Professional Member  
Douglas Nickel, Professional Member  
Jan Jenkins, Public Banking Member

**Division Staff/Deputy Attorney General**

Kevin Maloney, Deputy Attorney General  
Amanda McAtee, Administrative Specialist II  
Flora Peer, Administrative Specialist II (training)

**Members Absent**

Ronald Mandato, Professional Member  
Frank Long, Public Member

**Public Present**

Doug Sensabaugh  
Frank O'Neil

**Call to Order**

Ms. Trietley called the meeting to order at 9:30 a.m.

**Review and Approval of Minutes**

April 15, 2014

The Council reviewed the minutes from the April 15, 2014. Mr. Nickel made a motion, seconded by Mr. Levering, to approve the minutes as submitted. By unanimous vote, the motion carried.

**Unfinished Business**

Status of Complaints

19-10-13 Forwarded to the Office of the Attorney General

19-11-13 Forwarded to the Office of the Attorney General

**New Business**

New Complaints

None

Ratification of Issued Licenses

Mr. Baker made a motion, seconded by Mr. Levering, to ratify the list of licenses issued below. The motion carried unanimously.

Rohanna, Joseph T., CGRPA  
Vardi, Benjamin A., CGRPA  
Lengyel, Andrew J., Trainee  
Brown, Ananda R., Trainee  
Johnson, Bradford L., Temporary Practice Permit  
Pascual, Greggie D., Temporary Practice Permit  
Leitner, Joel, Temporary Practice Permit  
Rowles, Royce A., Temporary Practice Permit  
Agnew, Todd C., Temporary Practice Permit

Mr. Nickel questioned how many temporary practice permits could be issued to an individual. Ms. McAtee stated that there was no limit. Ms. McAtee stated that she would have on the next agenda the discussion of limiting, length of permit, and the issuance of a onetime extension.

Review of Application for Certified Assessor

None

Review of Application for Examination

Benjamin Bauer, Trainee to Licensed

The Council reviewed the application of Benjamin Bauer. After review and discussion, Mr. Nickel made a motion, seconded by Mr. Levering, to allow Mr. Bauer to sit for the licensed exam and grant a Licensed Real Property Appraiser license contingent on passing the exam and a satisfactory review of sample reports for USPAP compliance. By unanimous vote, the motion carried.

Review of Application for Re-examination

None

Review of Application for Exemption

Frisco Lender Services, LLC

Ms. McAtee stated that she received correspondence from Frisco Lender Services, LLC inquiring if they were except from AMC registration. Mr. Maloney stated that they requested an exemption based on 4023(1) that they were owned by a financial institution and were regulated by the Delaware Bank Commissioner. Ms. Jenkins did not agree with that. Mr. Baker stated that most AMCs are owned by a bank such as Chase, Wellsfargo, etc. Mr. Levering stated that he viewed the exemption as a potential problem for appraising. Ms. McAtee stated that the Council could not give advisory opinions. Ms. McAtee stated that she would respond and let them know to contact their own legal counsel. Ms. McAtee stated that the Council members should complete research on the subject. Ms. McAtee stated that if the Council wanted to modify the statute they would have to develop a bill to submit for the 2015 legislative session.

Reciprocity

None

Review of Hearing Officer Recommendations

None

Review and Deliberation of Consent Agreements

None

Review of Application for Temporary Practice Permit

Courtney Lees

Mr. Maloney stated that she had disciplinary history and that she received a letter of reprimand from the State of Maine because she violated a board rule and USPAP standard that completed an appraisal assignment without completing all the steps. She signed a consent agreement with the State of Maine Board of Real Estate Appraisers. The Consent agreement was signed on May 14, 2012. After review and discussion, Mr. Nickel made a motion, seconded by Ms. Jenkins to approve the temporary permit of Courtney Lees. By unanimous vote, the motion carried.

Review of Experience Log

None

Approval of Continuing Education Activities

After review, Mr. Baker made a motion, seconded by Mr. Nickel, to approve the continuing education in the listing below. The motion carried unanimously.

CE Activities for Approval

Allterra Group 2014 Keynote/Alternative Valuations classroom 6/24/2014 7CE  
Allterra Group 2014 Valuation Visionaries/Reg Compliance classroom 6/25/2014 7CE  
Allterra Group 2014-2015 7 hour USPAP Course classroom 6/23/2014 7CE  
Appraisal Institute AI Connect Day 1 classroom 8/4/2014 2CE  
Appraisal Institute AI Connect Day 2 AM classroom 8/5/2014 4CE  
Appraisal Institute AI Connect Day 2 PM classroom 8/5/2014 4CE  
Appraisal Institute AI Connect Day 3 classroom 8/6/2014 4CE  
Career Webschool 2014-2015 7 hour USPAP Course online various 7CE  
DE Chapter of App. Instit. Agriculture Valuation classroom 5/20/2014 2CE  
Allterra Group\* Appraisal of Single Family Res. New Construc. online various 7CE\*  
McKissock\* Appraisal of Assisted Living Facilities online various 8CE\*  
McKissock\* Sales Comparison Approach online various 7CE\*

Board Order Compliance

None

Correspondence

None

**Other Business before the Council (for discussion only)**

Ms. McAtee questioned how the Council felt about utilizing the Division's Hearing Officer Unit to hear some of the complaint cases that were waiting for hearings. Ms. McAtee explained the Hearing Officer Unit process to the Council. Mr. Baker stated that the use of the hearing officer sounded much more efficient because the Council would be able to deliberate on multiple cases

in a single meeting. Mr. Nickel stated that it would make the process much more efficient. Mr. Levering stated that he felt that without hearing the case in front of the Council that they could not ask questions. Ms. McAtee stated that if the case was heard in front of the Council there would still be a prosecutor and the Council would not be able to prosecute the case. Mr. Maloney stated that the Council could only ask questions that were entered into evidence in the case by the prosecutor. Ms. Jenkins stated that using the hearing officer would be efficient and would narrow down on the issues.

Mr. Nickel made a motion, seconded by Mr. Baker, to utilize the Division's Hearing Officer Unit to hear complaint cases. By unanimous vote, the motion carried.

#### **Public Comment**

Frank O'Neil, chief appraiser at DataQuick, questioned the process of submitting an AMC application and Council review. Ms. McAtee stated that the Division was processing applications as they came in and that the Council could review AMC applications between meeting and ratify the application at the next meeting provided the application was complete and did not require full Council review.

#### **Next Meeting**

The next meeting is scheduled for June 17, 2014 at 9:30 a.m. in Conference Room A second floor, Cannon Building, 861 Silver Lake Boulevard, Dover, Delaware.

#### **Adjournment**

Mr. Nickel made a motion, seconded by Mr. Baker, to adjourn the meeting. There being no further business before the Council, the meeting adjourned at 11:03 a.m. The motion carried unanimously.

Respectfully submitted,



Amanda McAtee  
Administrative Specialist II

*The notes of this meeting are not intended to be a verbatim record of the topics that were presented or discussed. They are for the use of the Council members and the public in supplementing their personal notes and recall for presentations*